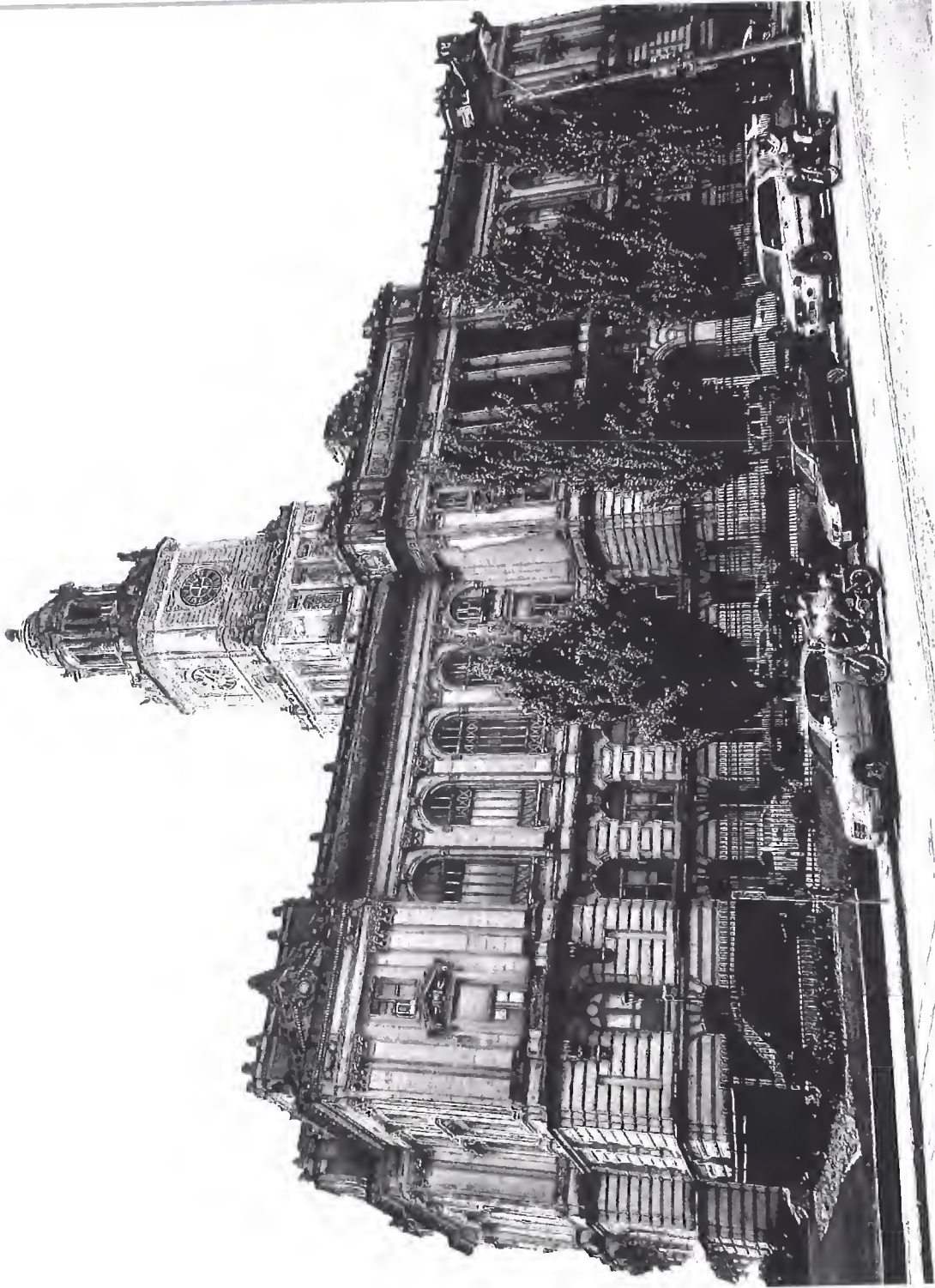
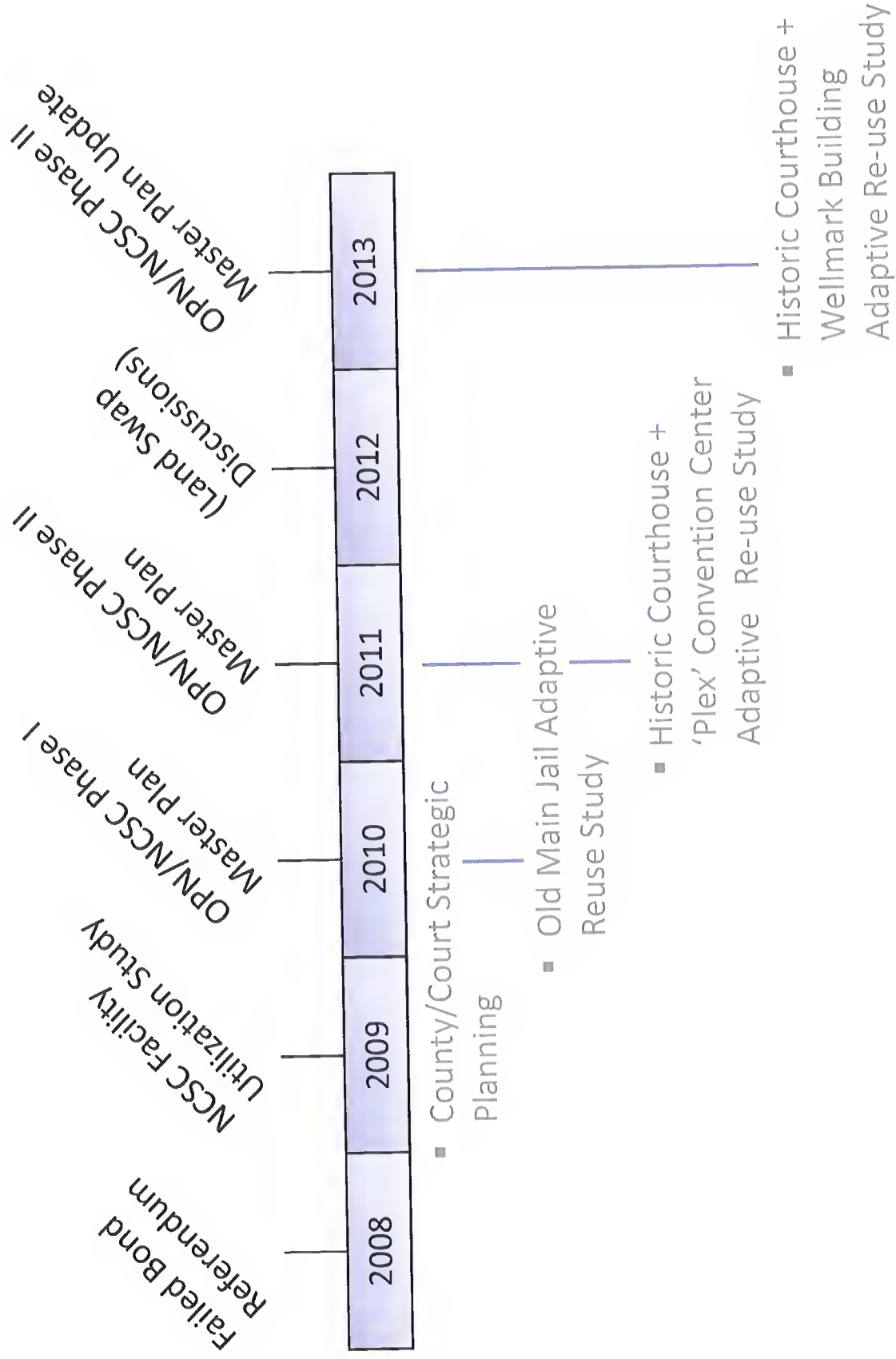


POLK COUNTY

FIFTH JUDICIAL DISTRICT MASTER PLAN



Polk County Courts Master Plan Timeline



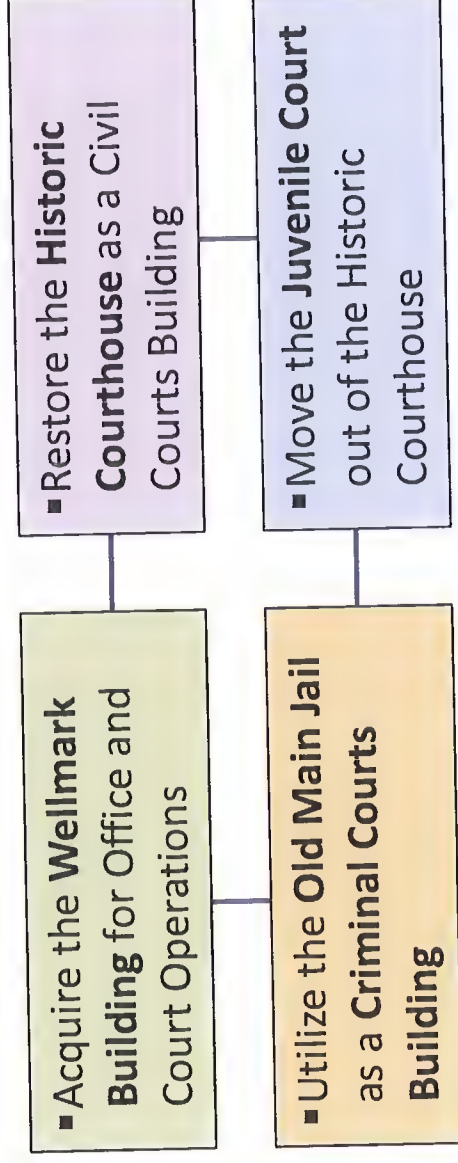
Issues Affecting Court Space Planning

2009 Issues Analysis

- 1. Court System Growth**
- 2. Court Decentralization**
- 3. Collegial Chambers and Shared Courtrooms**
- 4. Court Calendaring**
- 5. Juvenile Court Relocation**
- 6. Technology**
- 7. Night Court**
- 8. Alternative Dispute Resolution (Mediation)**
- 9. Parking**
- 10. Courthouse Security and Safety**
- 11. Jury Management**

Strategic Vision and Key Directions (2009)

Vision



Key Directions

- Phase Expansion Incrementally
- Coordinate Phasing With Anticipated Increase in Judgeships
- Create a Judicial Campus Organized by Major Functional Areas:
 - ⇒ Criminal Court
 - ⇒ Civil Court
 - ⇒ Magistrate/Juvenile Court
 - ⇒ Old Main Jail
 - ⇒ Historic Courthouse
 - ⇒ Wellmark Building (initially)

Fundamental Space Planning Strategies

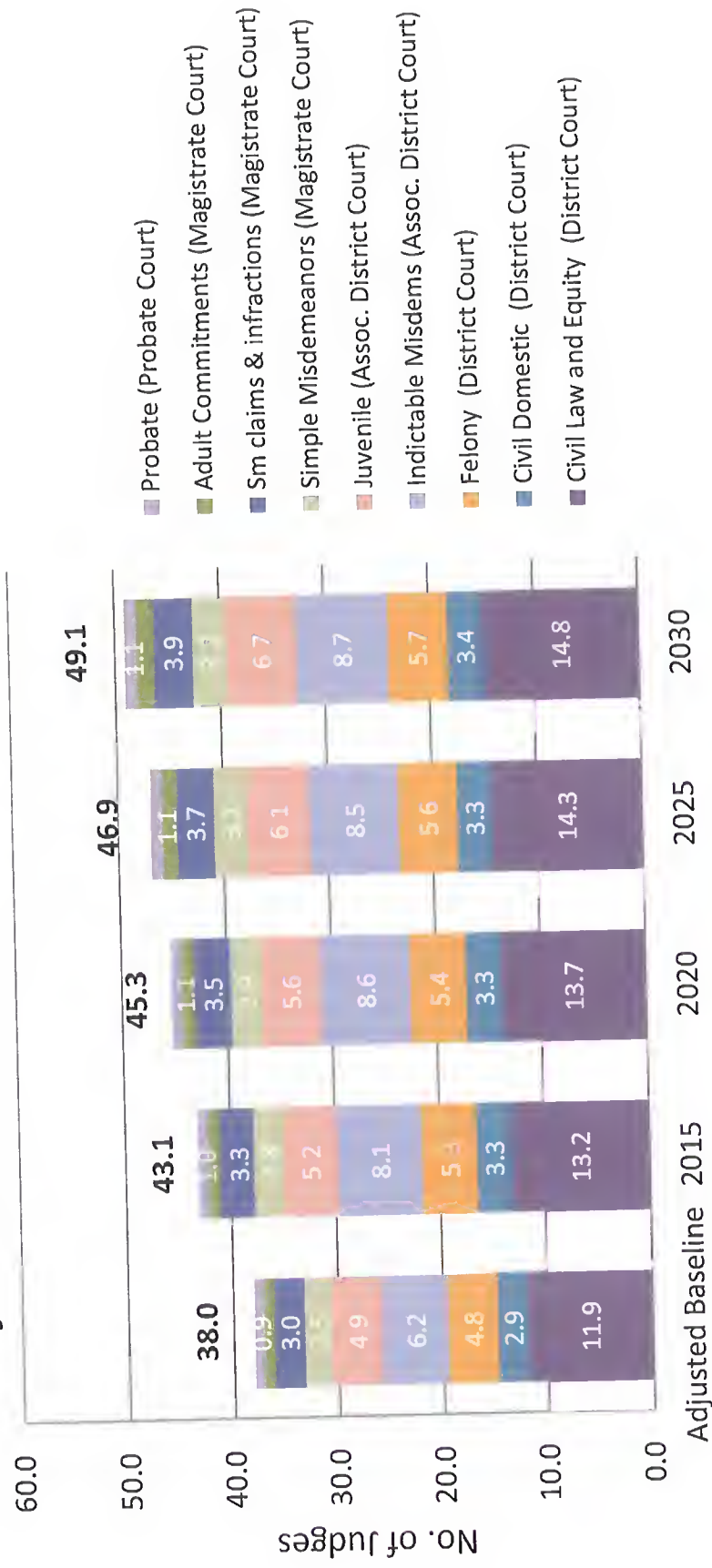
1. Separate Juvenile and Adult Adjudication While Concurrently Co-locating Juvenile Justice System Partners
2. Vacate Significant Portions of the Historic Courthouse and Phase its Restoration
3. Locate Civil Matters Exclusively at the Historic Courthouse
4. Utilize Existing County Owned Space and Reduce Dependency on Leased Space
5. Co-locate Critical Court Functions in a Judicial Campus Within Close Proximity of the Historic Courthouse
6. Ensure Facilities Can Accommodate Projected Long-term Court System Growth for 15-20 years.
7. Promote design Flexibility and Cost Savings Through Shared and Multiple-use Spaces

Updated Court System Growth Assessment (2013)

Primary Data Sources

- Current Staffing Levels
- Iowa Judicial Branch Weighted Caseload (WCL)
- Demographic Trends
- Case Filing and Workload Trends

Projection Summary



Court System Facilities Planning Targets

Court Division	Planning Projection (2030)	CHAMBERS AND COURTROOMS PROPOSED		Ratio of Courtrooms to Chambers Proposed
		*Chambers	Courtrooms	
Civil Court	19.3	22	17	0.77
Criminal Court	14.4	19	13	0.68
Juvenile Court	6.7	10	8	0.80
Magistrate Court	8.6	10	7	0.70
Totals:	49.1	61	45	0.74

*Total number of chambers proposed does not include an additional three visiting judge chambers at the Civil Court.

Program Concepts and Objectives

- Design Intent and Image
- Functional Expression
- Accessibility
- Building Organization and Zoning
- Security
- Access Control and Building Circulation
- Technology



Phase II Master Plan Program Components

Public Accommodations

- Courtroom Waiting Areas
- Entries and Main Lobbies

Courtroom Accommodations

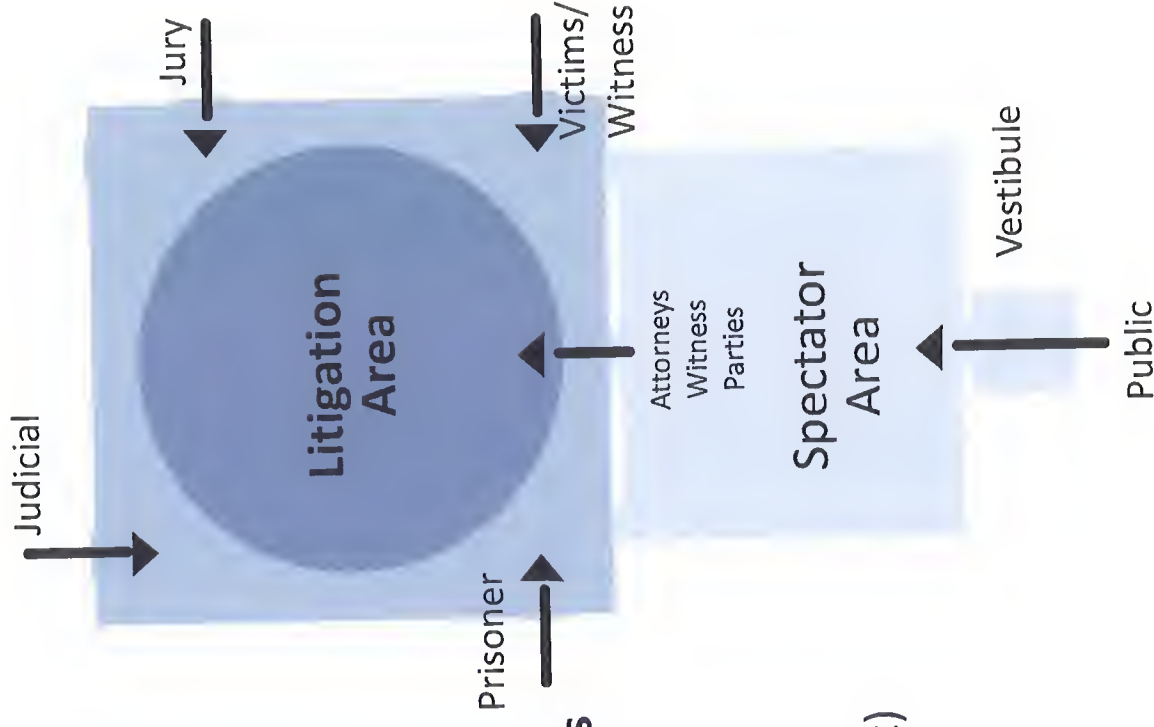
- Civil, Family, Probate,
Small Claims, Traffic

Judges Chambers and Support Areas

- Historic Courthouse
Wellmark

Courtroom Ancillary Space Accommodations

- Attorney / Client Conference Rooms
- Child Waiting Areas (Juvenile Court)
- Attorney Work Room (Juvenile Court)
- Mediation & Mediation Rooms
- Police Officer Waiting Area (Traffic Court)



Phase II Master Plan Program Components (cont.)

Juror Accommodations

- Juror Assembly/Staff Training
- Juror Deliberation Rooms (Civil Court)

Court Administration

- Executive Offices
- Visiting Judge Chambers

Clerk of the Court

- Public Counters/Public Help Areas
- Staff Work Areas
- File Storage

Juvenile Court Services Accommodations

- Staff and Client Areas

Secure Accommodations

- Central Security Control
- Secure Receiving and Holding
- Secure Courtroom Holding
- Underground Tunnel



county lease / owned space

CURRENT LEASED SPACE	SQUARE FOOTAGE	TRIPLE NET LEASE COST
RIVERPOINT: SMALL CLAIMS + SUBURBAN TRAFFIC COURT	9,000	\$148,392
RIVERPOINT: CLERK OF COURT RECORDS STORAGE	14,705	\$154,752
MIDLAND BUILDING: POLK COUNTY ATTORNEY	26,016	\$279,672
TOTAL	49,721	\$582,816

COUNTY LEASED SPACE

River point - Magistrate

Riverpoint - Record Storage

Midland

COUNTY OWNED SPACE

Riverplace

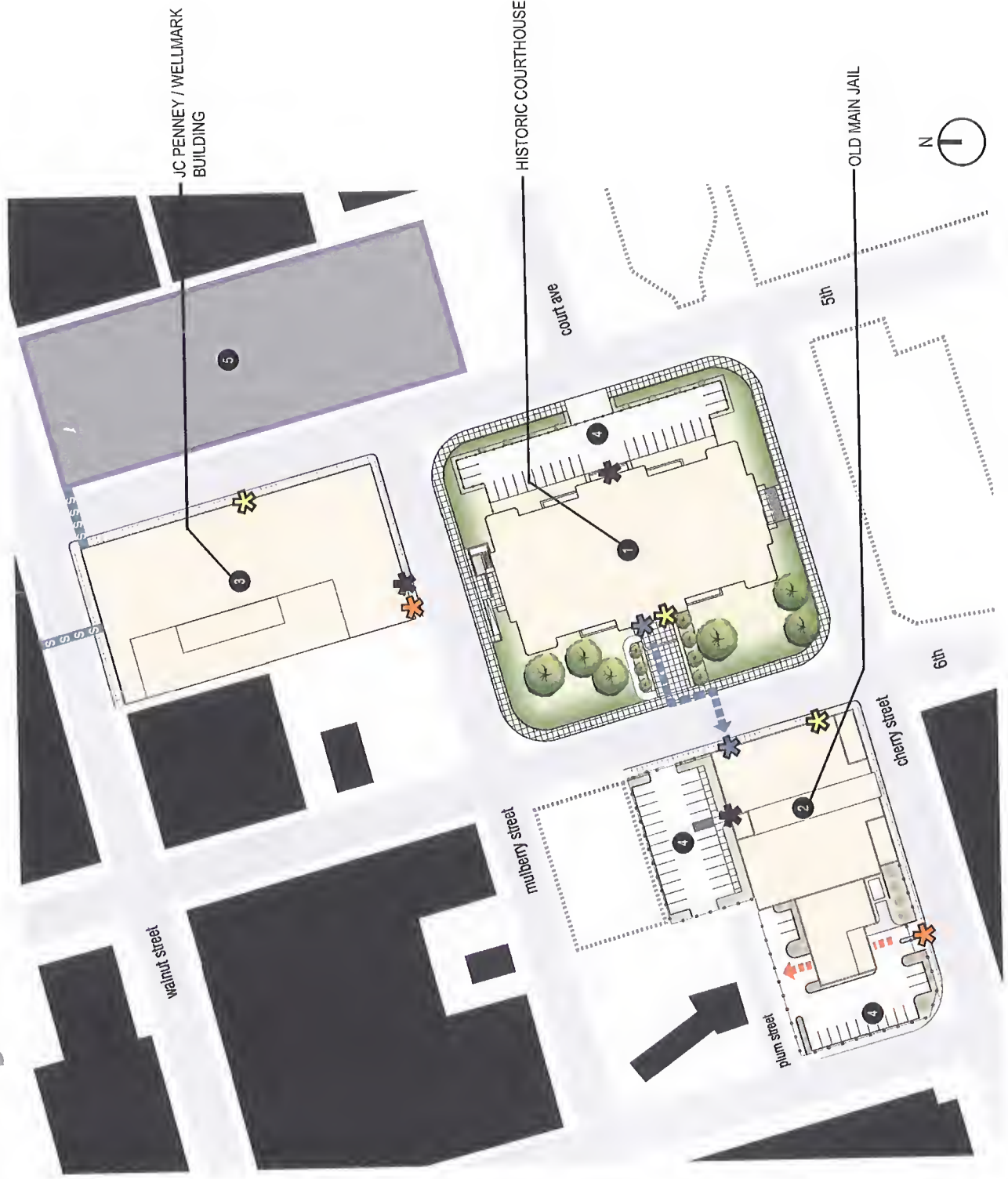
JC Penney / Wellmark Building

Old Main Jail

Historic Courthouse



proposed judicial campus



concept

JUVENILE COURT SERVICES
Polk County
River Place

POLK COUNTY ATTORNEY'S OFFICE
Midland
Building

CLERK OF COURT RECORDS STORAGE
Riverpoint

SMALL CLAIMS + SUBURBAN TRAFFIC COURT
Riverpoint

POLK COUNTY JUSTICE CENTER ANNEX

[former JC Penney/ Wellmark Building]

Juvenile Court
Juvenile Court Services
Magistrate Court
[Small Claims + Traffic]
Polk County Attorney's Office
Clerk of Court Records Storage

CITY TRAFFIC JUVENILE COURT

CRIMINAL COURT ANNEX

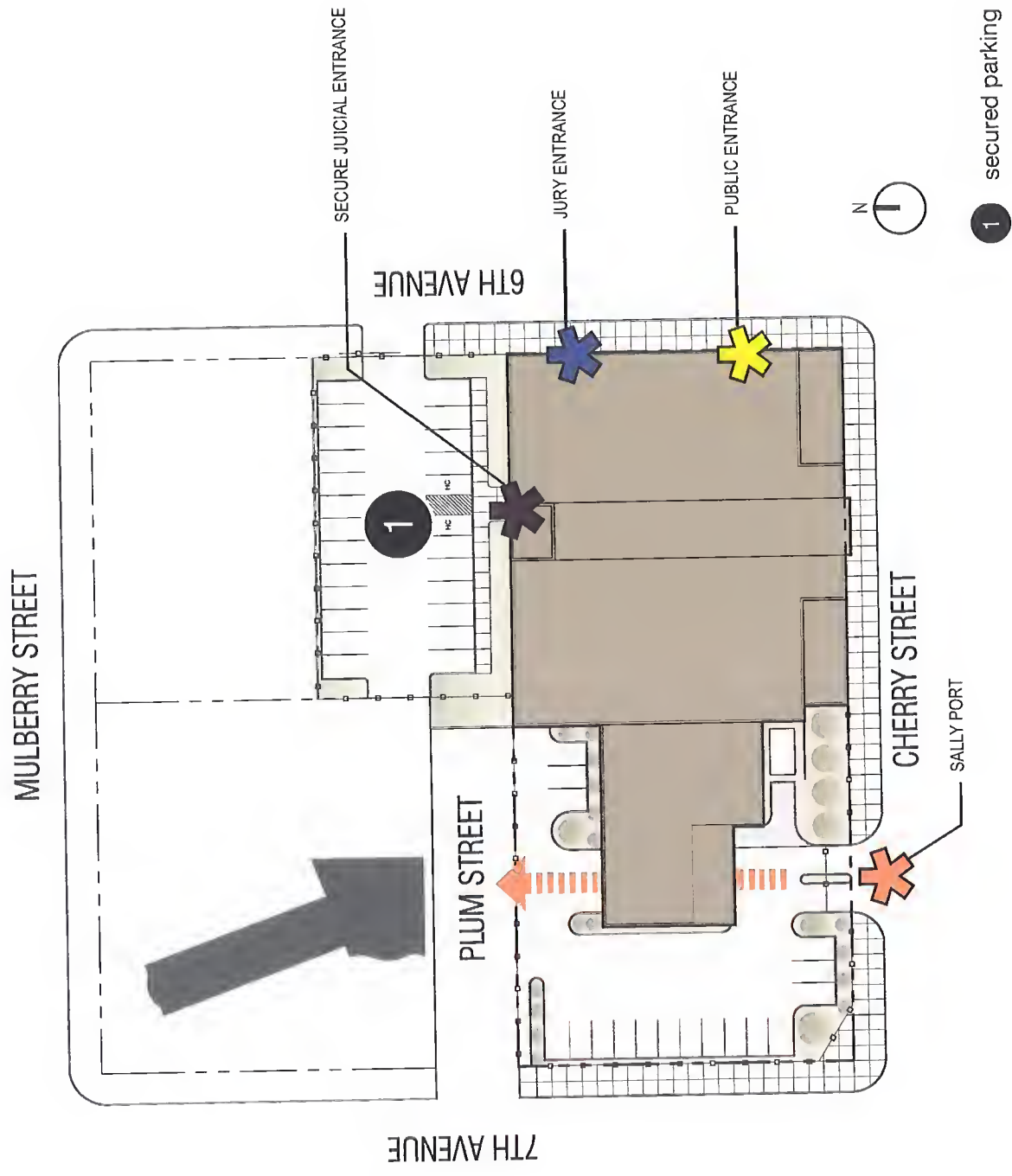
[former Old Main Jail]
Criminal Court

CRIMINAL COURT

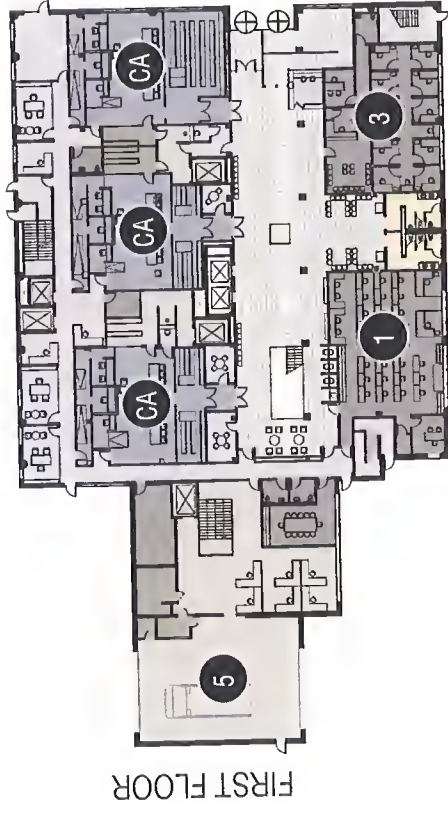
HISTORIC COURTHOUSE

Probate Court
Civil Court
Family Court

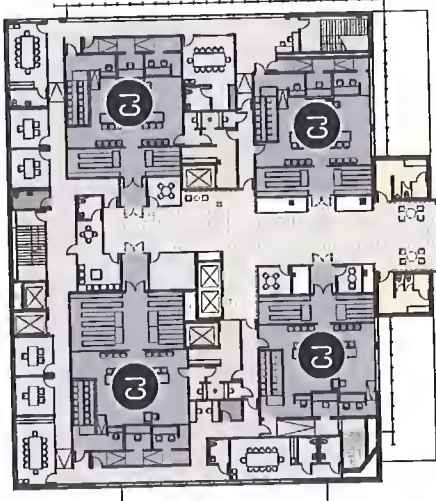
criminal courts annex - phase 1 masterplan 02/02/11



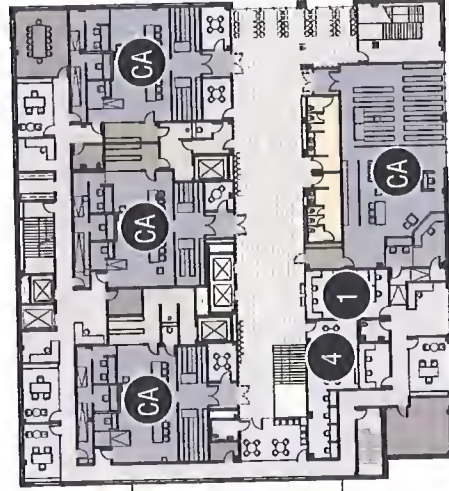
criminal courts annex - phase 1 masterplan 02/02/11



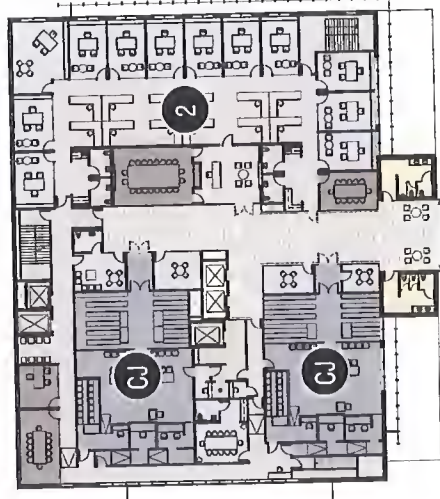
FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



FOURTH FLOOR

- | | | | |
|----|-------------------------------|---|---|
| CA | criminal administrative court | 3 | fifth judicial district
department of community
corrections |
| CJ | criminal juried court | 4 | negotiation center |
| 1 | clerk of court | 5 | sally port |
| 2 | collegial chambers | | |

criminal courts annex - phase 1 masterplan 02/02/11



existing

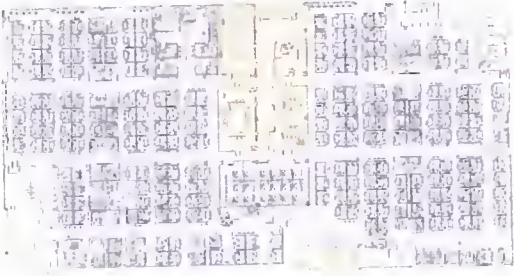


proposed

wellmark building



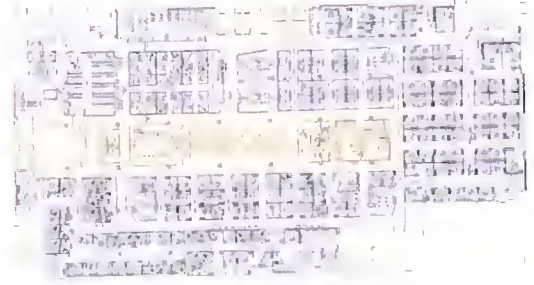
SECOND FLOOR



THIRD FLOOR



BASEMENT



FIRST FLOOR

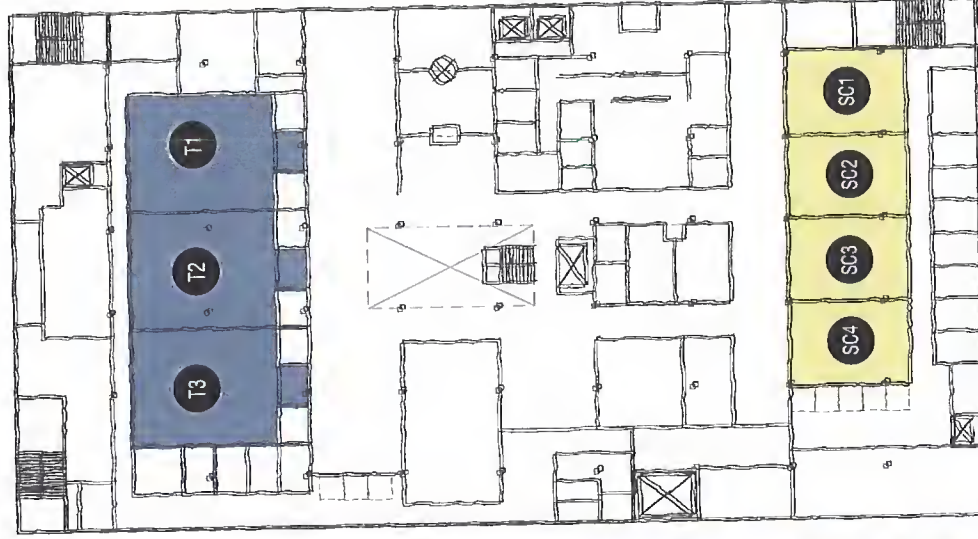


polk county justice center annex

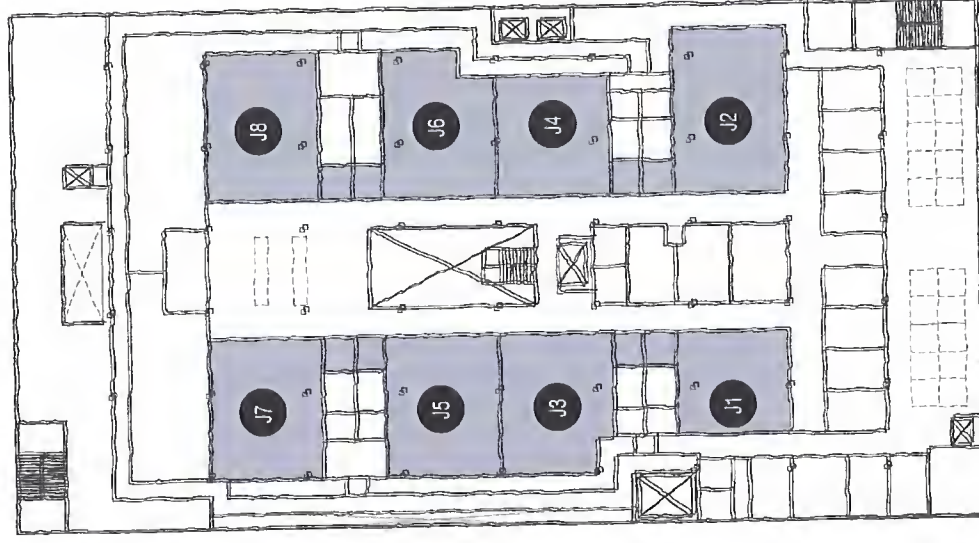


polk county justice center annex

FIRST FLOOR

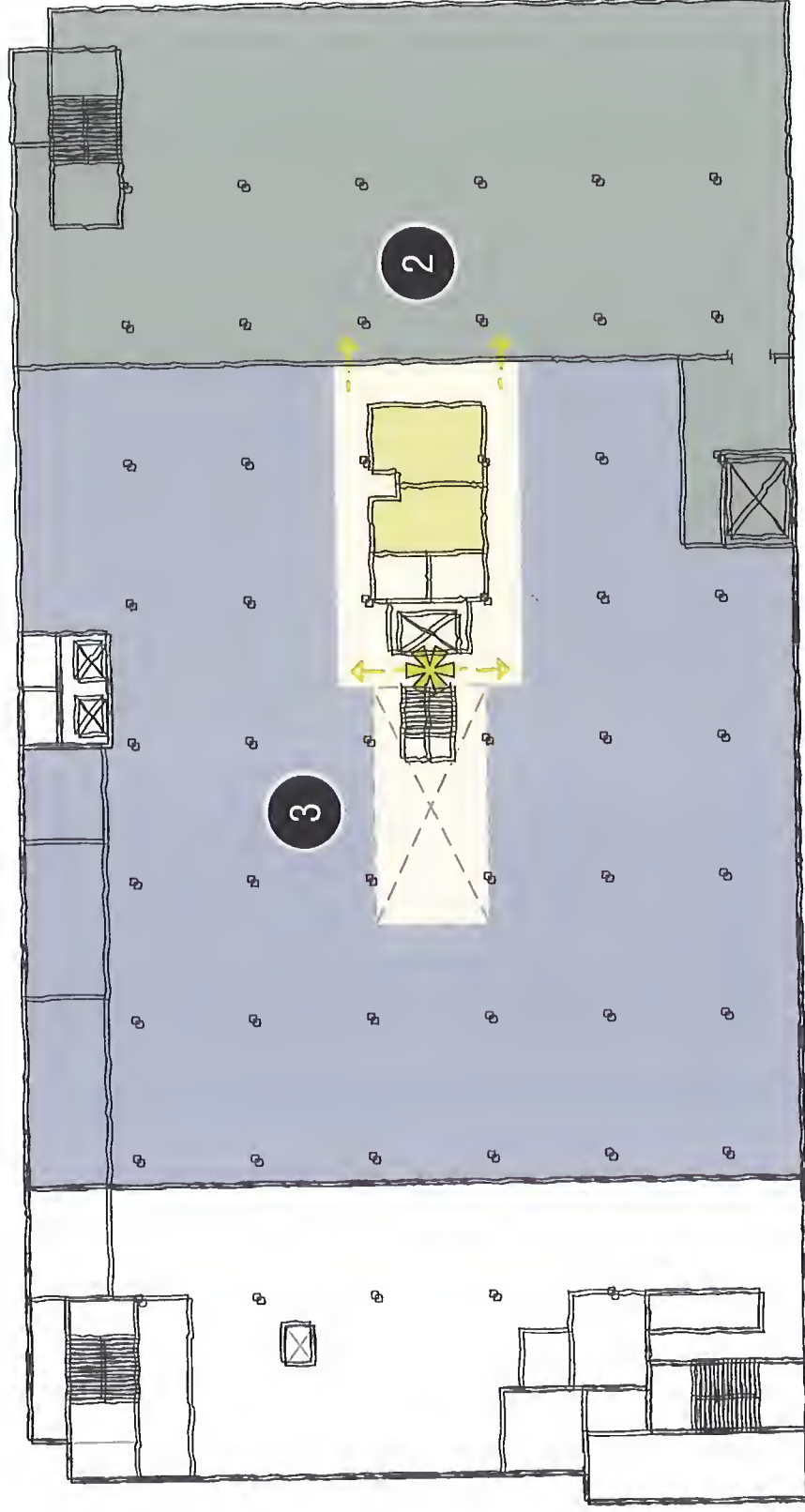


SECOND FLOOR



Label	Courtroom Type	Number of Spectator Seats Provided	Proposed Square Footage
J1	Juvenile	15-20	1,080
J2	Juvenile	15-20	1,680
J3	Juvenile	15-20	1,400
J4	Juvenile	15-20	1,250
J5	Juvenile	15-20	1,400
J6	Juvenile	15-20	1,400
J7	Juvenile	15-20	1,400
J8	Juvenile	15-20	1,500
SECOND FLOOR			
SC1	Small Claims	20-30	900
SC2	Small Claims	20-30	900
SC3	Small Claims	20-30	900
SC4	Small Claims	20-30	900
T1	Traffic	100	1,800
T2	Traffic	100	1,800
T3	Traffic	100	1,800
FIRST FLOOR			

polk county justice center annex



J

juvenile court

SC

small claims court

1

traffic court

1

clerk of court

2

clerk of court record storage

3

juvenile court services

4

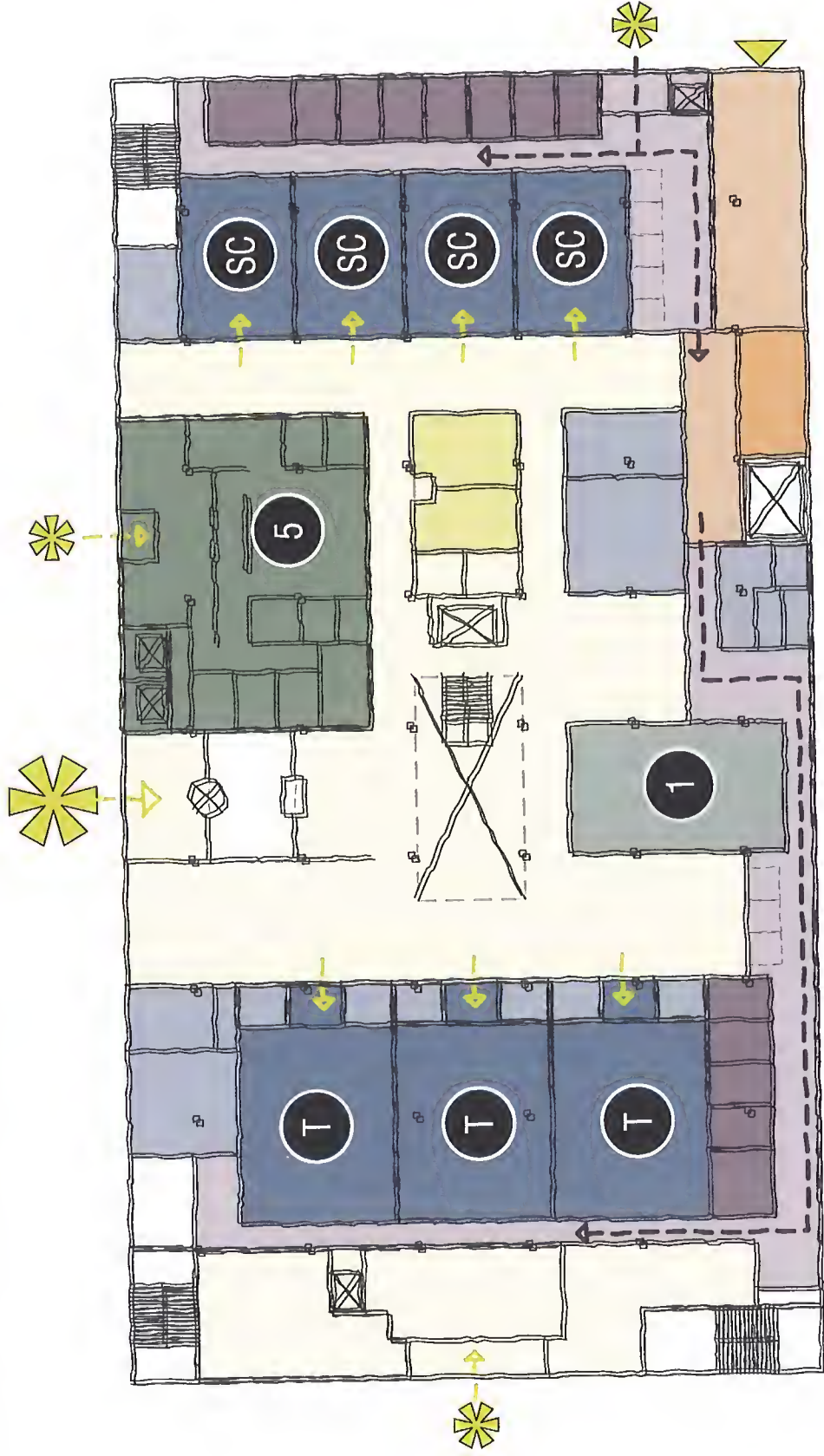
polk county attorney

5

polk county attorney collections

B

polk county justice center annex



J juvenile court

SC small claims court

2

clerk of court record storage

J

juvenile court services

4

polk county attorney

5

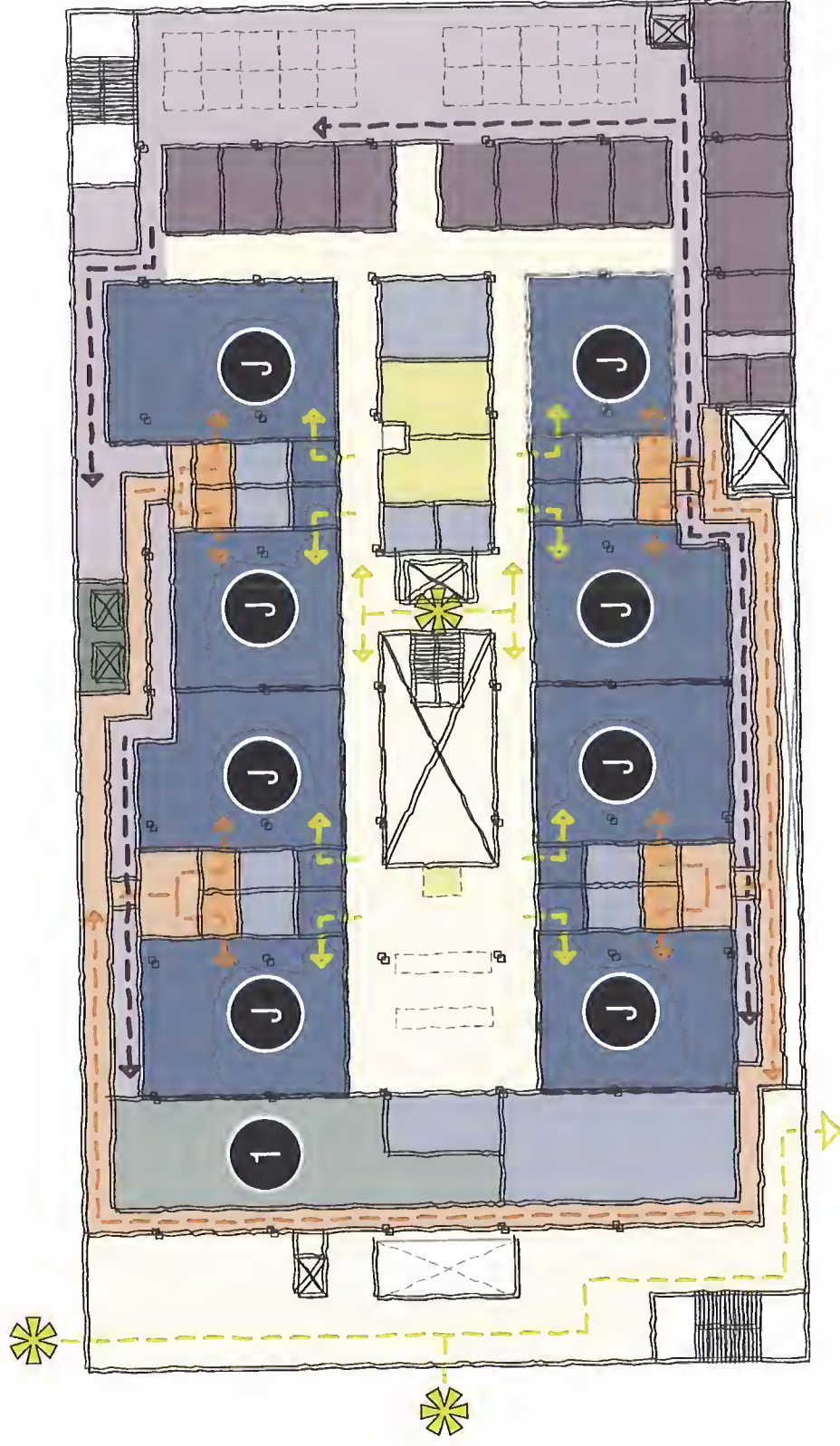
polk county attorney collections

T traffic court

T clerk of court

F1

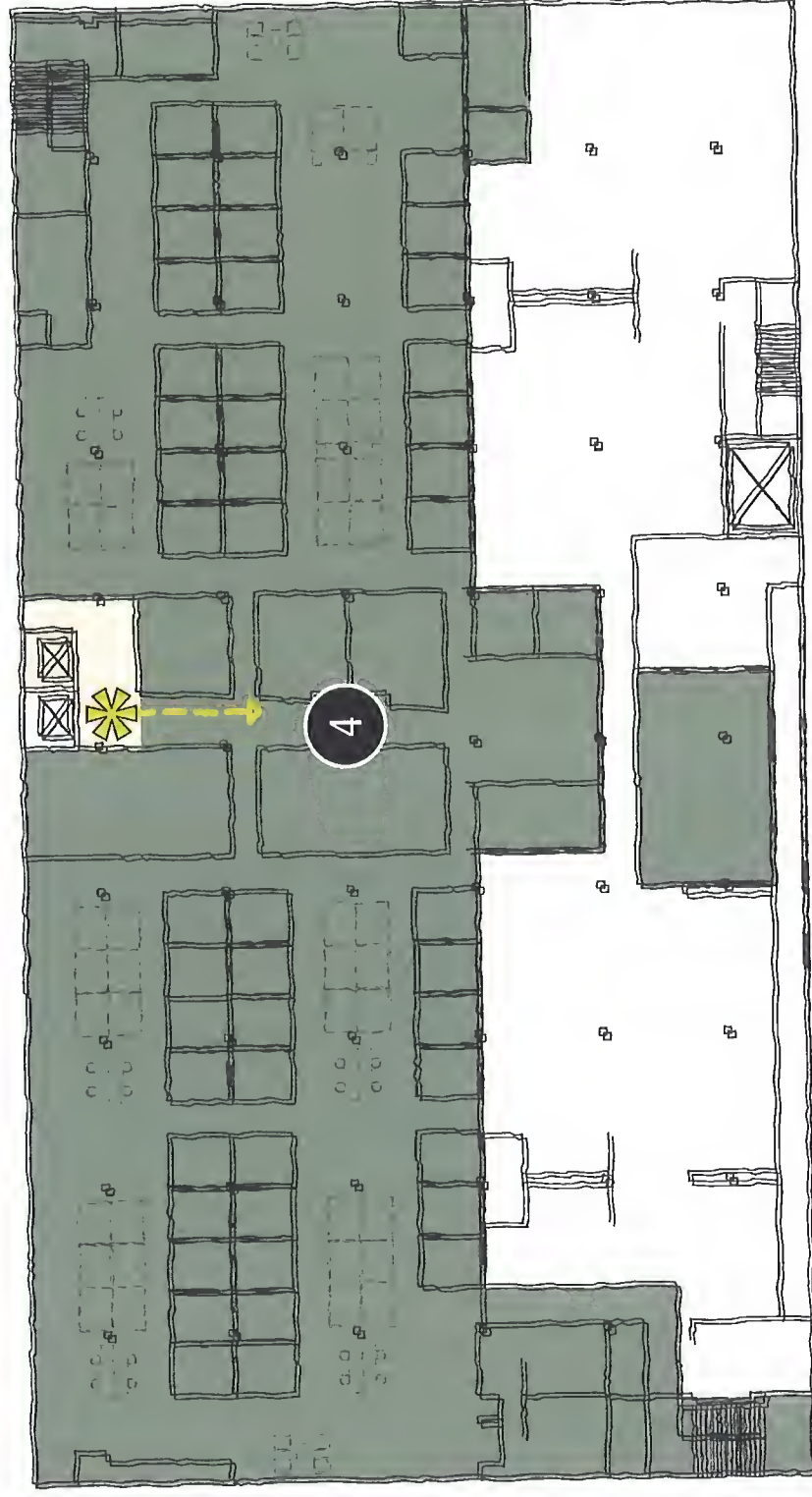
polk county justice center annex



- J juvenile court
- SC small claims court
- T traffic court
- 1 clerk of court

- 2 clerk of court record storage
- 3 juvenile court services
- 4 polk county attorney
- 5 polk county attorney collections

polk county justice center annex



- | | | | |
|-----------|--------------------|----------|----------------------------------|
| J | juvenile court | 2 | clerk of court record storage |
| SC | small claims court | 3 | juvenile court services |
| 1 | traffic court | 4 | polk county attorney |
| 1 | clerk of court | 5 | polk county attorney collections |

polk county justice center annex



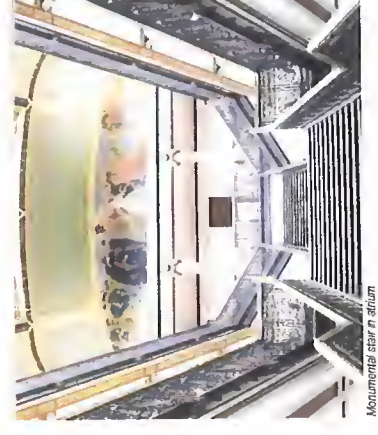
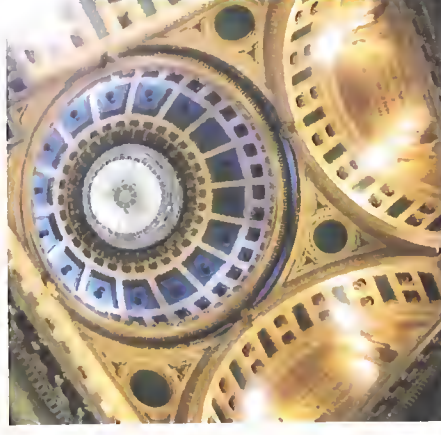
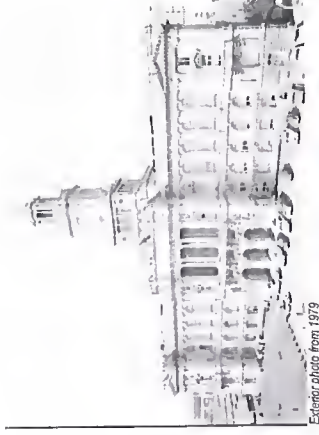
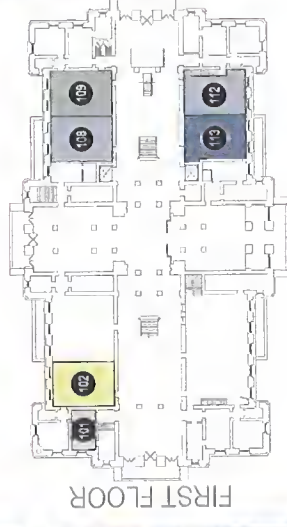
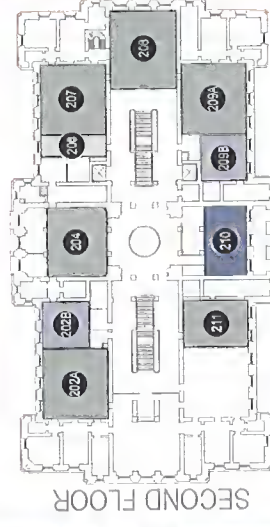
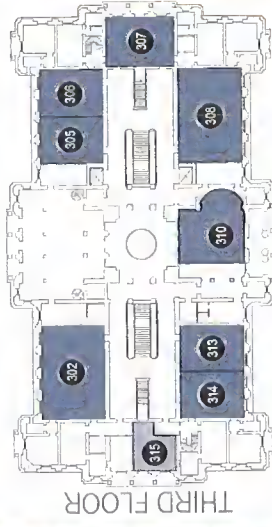
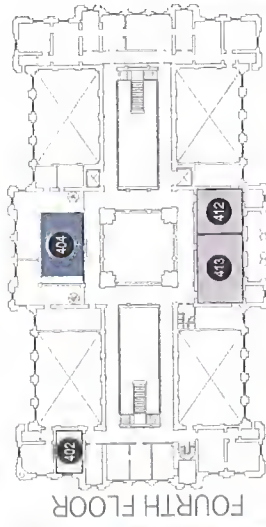
existing



proposed

courthouse existing conditions

Courtroom Label	Courtroom Usage / Jurisdiction	Number of Spectator Seats Provided	Existing Square Footage
FOURTH			
402	Probate	10	240
404	General Trials	16	798
412	Family Law	5	360
413	Family Law	5	504
302	General Trials	72	1,632
305	General Trials	8	816
306	General Trials	8	816
307	General Trials	20	936
308	General Trials	72	1,632
310	General Trials	50	952
313	General Trials	8	816
314	General Trials	6	818
315	Juvenile	10	456
202A	Criminal	36	1,224
202B	Juvenile	18	600
204	Criminal	42	1,116
206	DAJ Hearings	2	374
207	Criminal	36	854
208	Criminal	64	1,512
209A	Criminal	48	1,224
209B	Juvenile	10	575
210	General Trials	10	888
211	Criminal	12	816
101	DAJ Hearings	2	308
102	Traffic	36	840
108	Juvenile	27	840
109	Criminal	27	840
112	Juvenile	27	612
113	General Trials	27	818



courthouse deficiencies

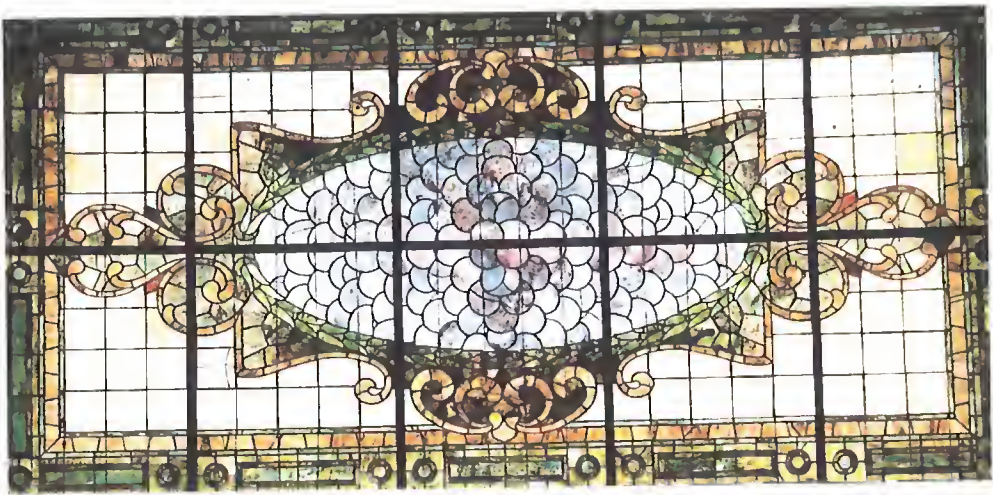
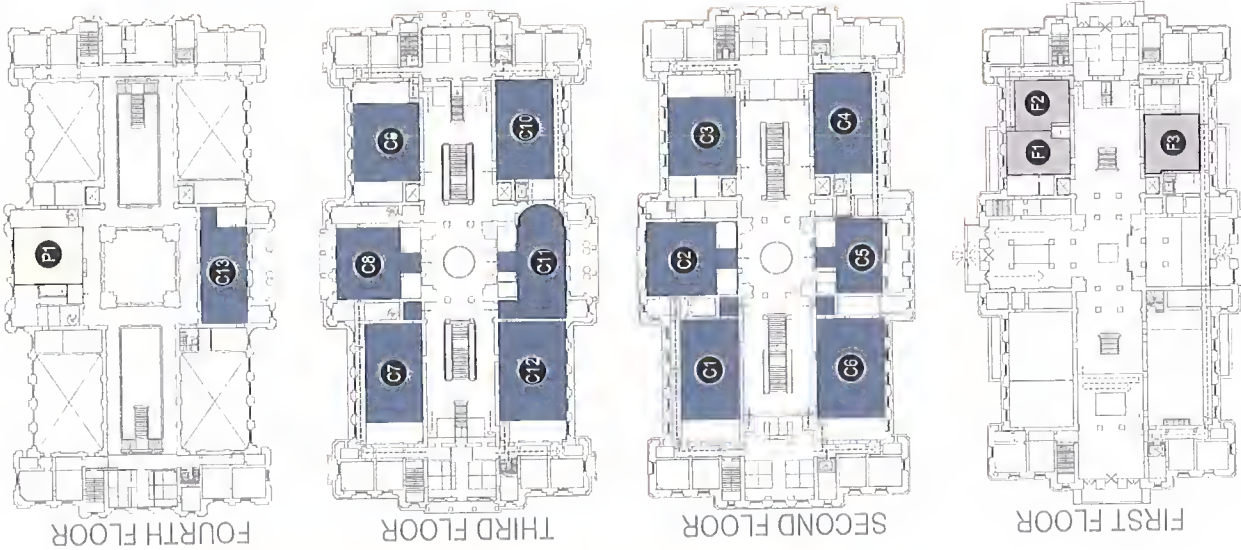


courthouse deficiencies

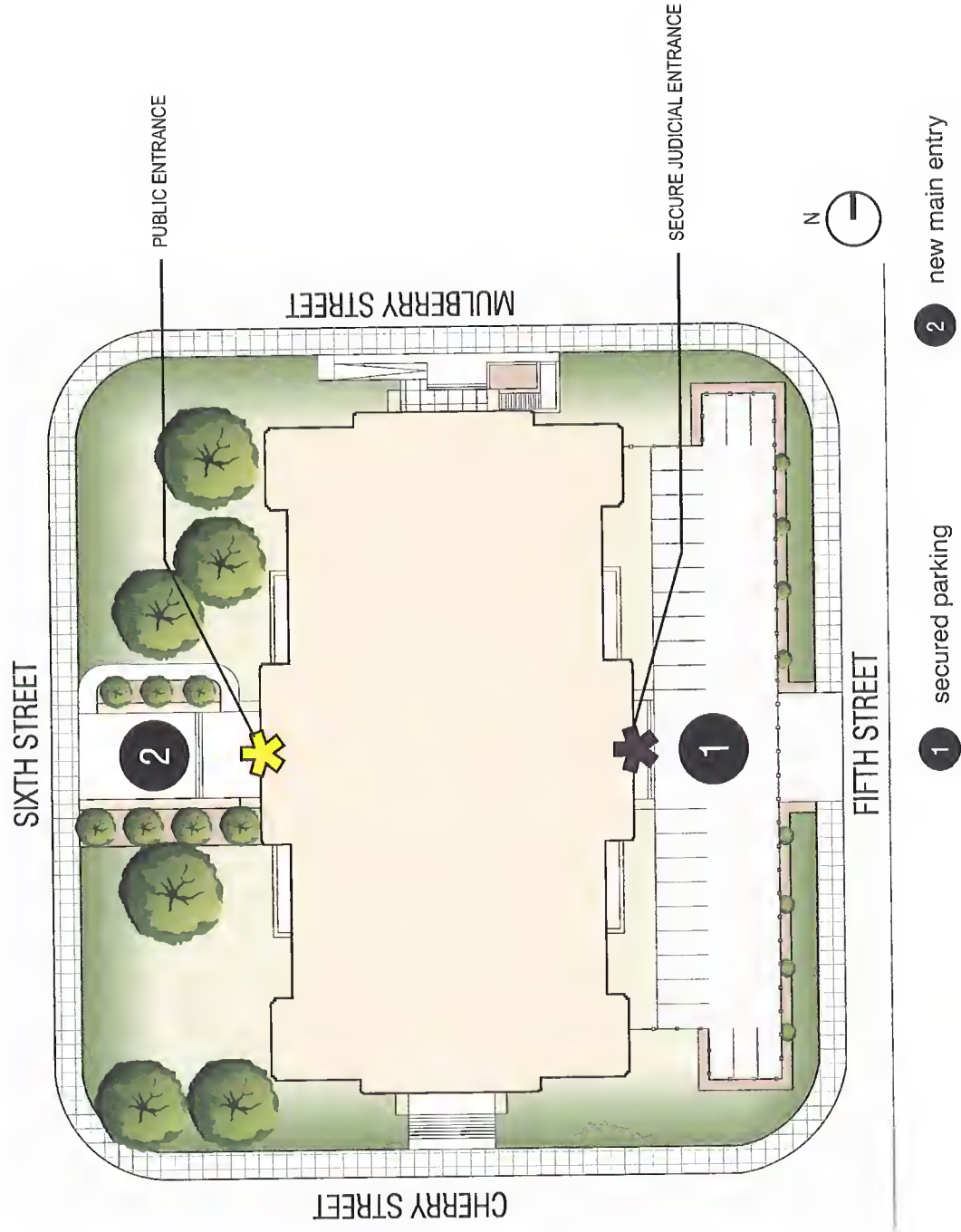


historic courthouse renovations

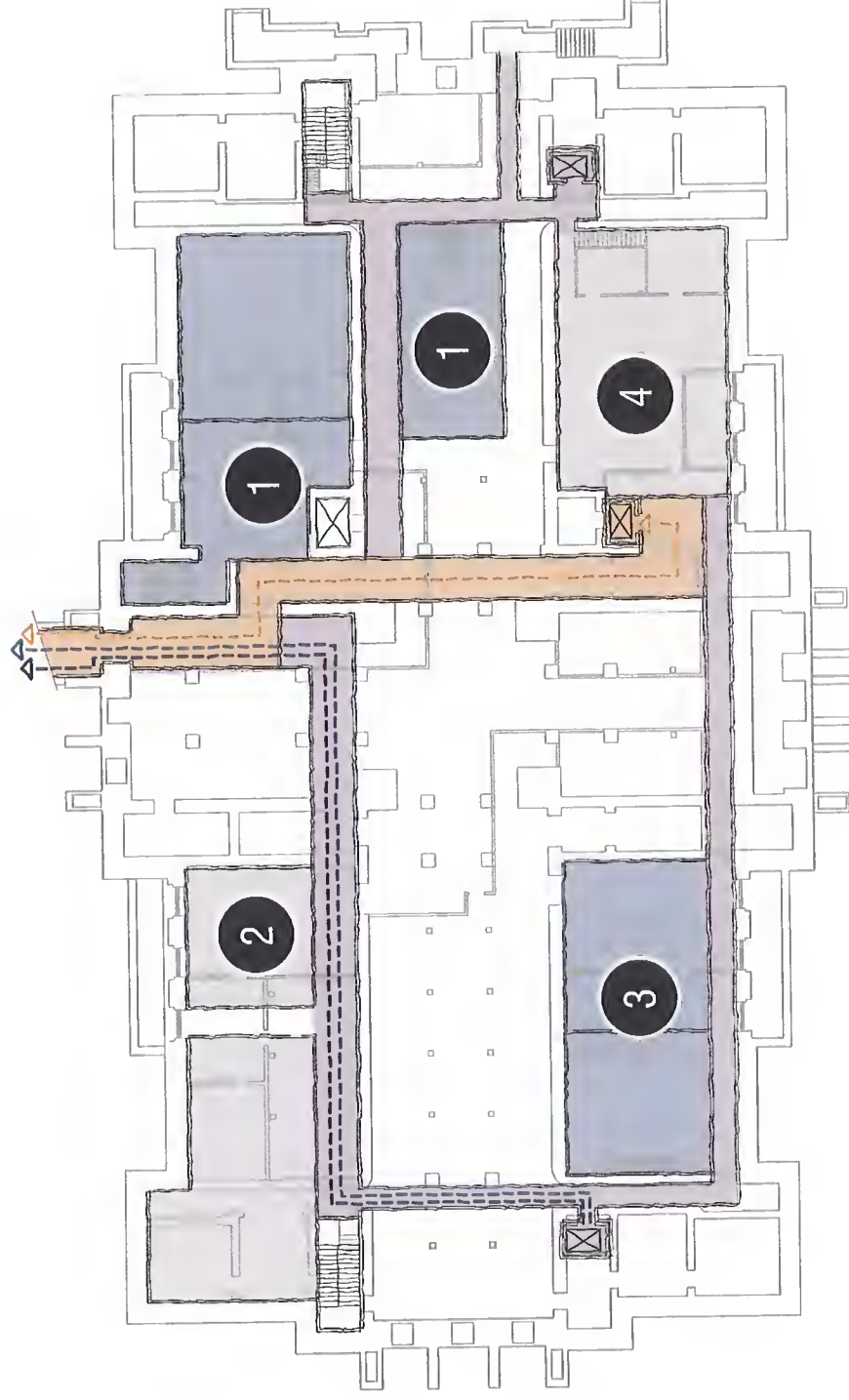
Label	Courtroom Type	Number of Spectator Seats Provided	Proposed Square Footage
FOURTH			
P1	Probate	20	1,000
C13	Civil	35-40	1,100
C7	Civil	40-50	1,475
C8	Civil	30-40	1,200
C9	Civil	30-40	1,250
C10	Civil	40-50	1,400
C11	Civil	40	1,350
C12	Civil	70-80	1,725
C1	Civil	40-50	1,475
C2	Civil	30-40	1,275
C3	Civil	30-40	1,275
C4	Civil	40-50	1,400
C5	Civil	20-30	850
C6	Civil	70-80	1,725
FIRST			
F1	Family	20	750
F2	Family	20	750
F3	Family	20	900



historic courthouse renovations



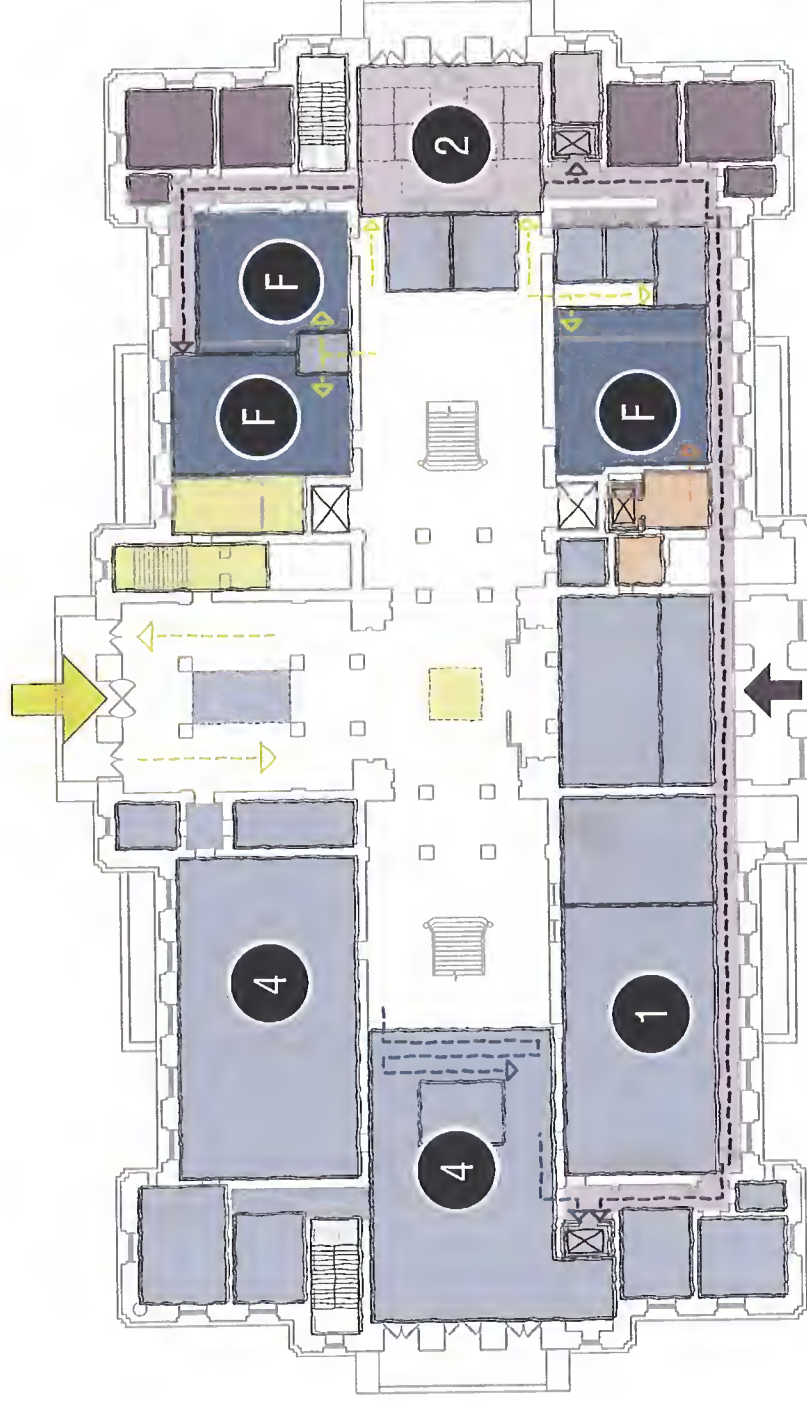
historic courthouse renovations



- 1 icis
- 2 maintenance
- 3 storage
- 4 break room

B

historic courthouse renovations

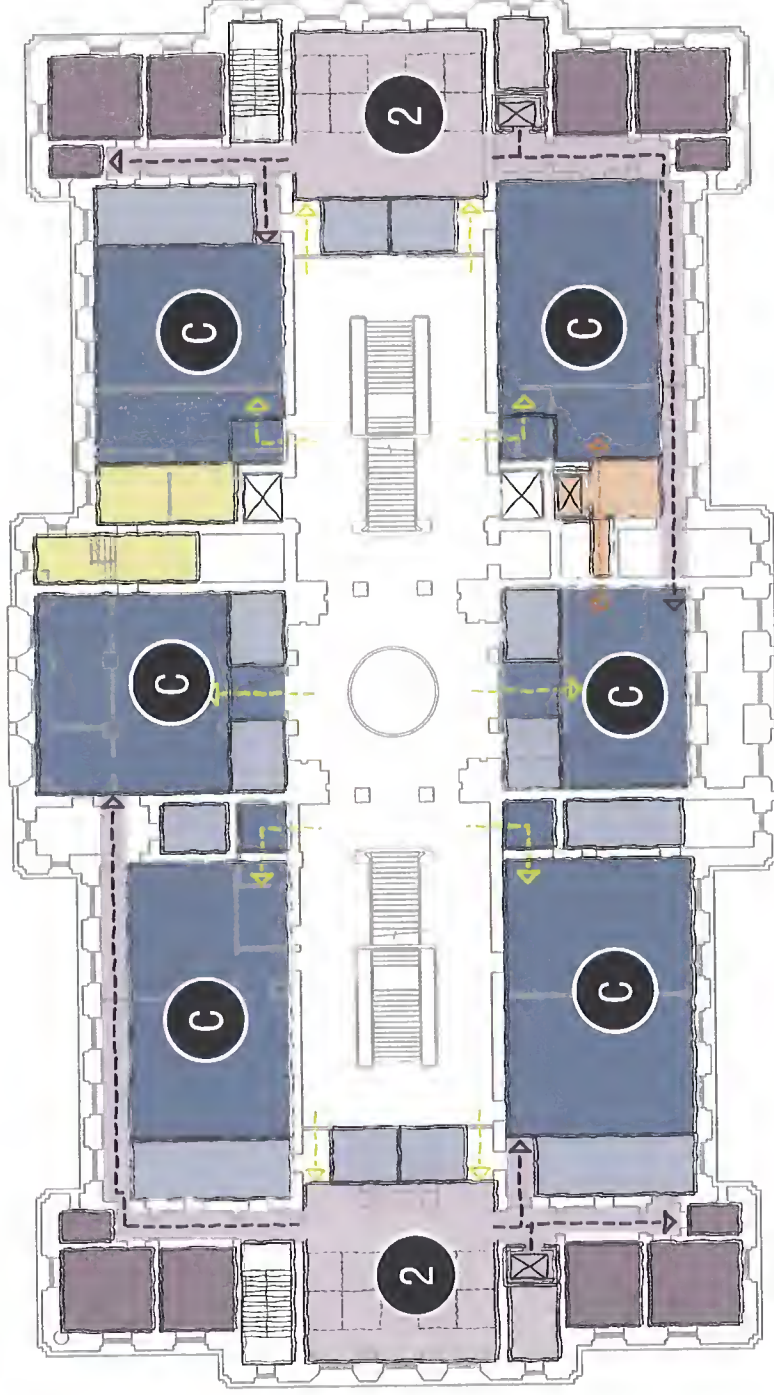


- 2 collegial chambers
- 3 court administration
- 4 jury assembly

- C civil court
- F family court
- P probate court
- 1 clerk of court

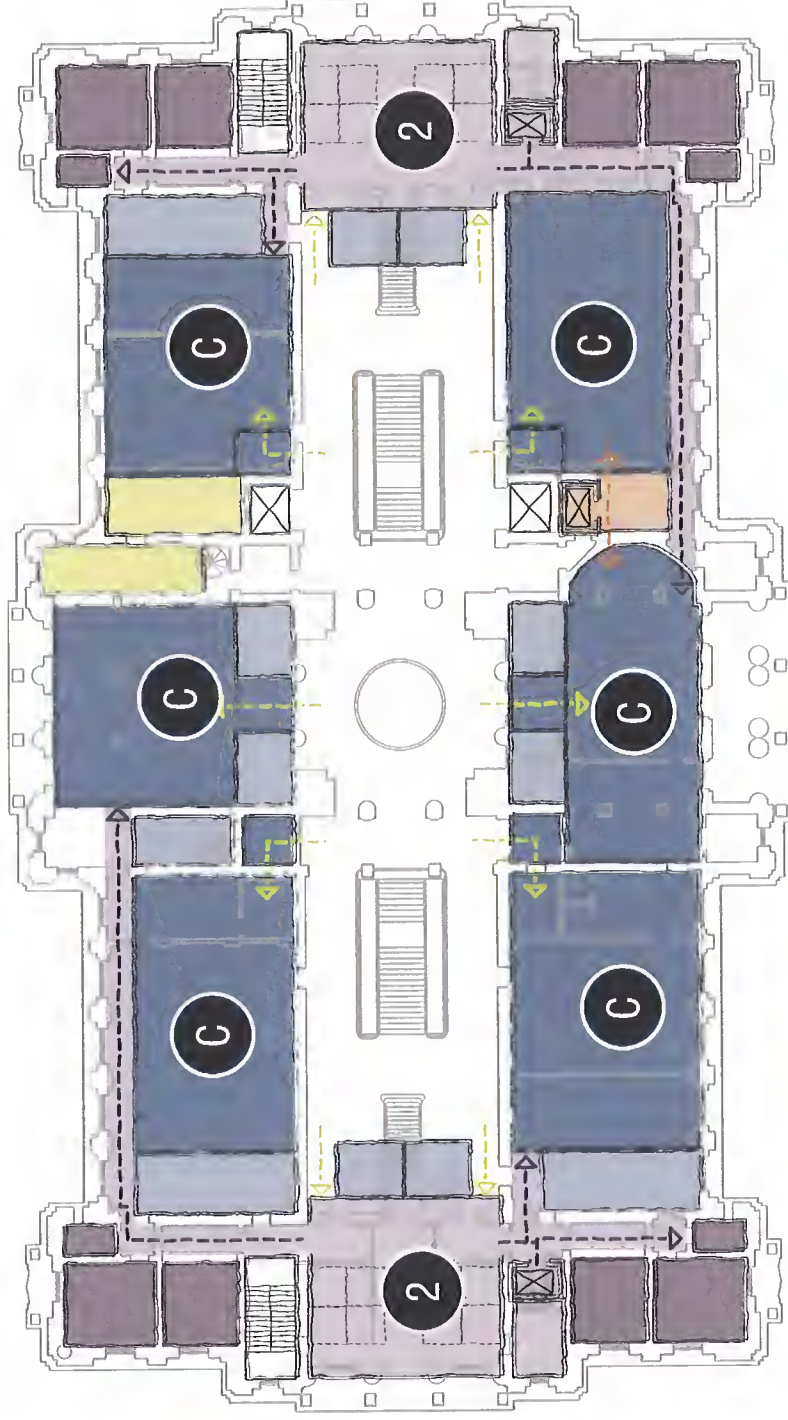
F1

historic courthouse renovations



- | | | | |
|----------|----------------|----------|----------------------|
| C | civil court | 2 | collegial chambers |
| F | family court | 3 | court administration |
| P | probate court | 4 | jury assembly |
| 1 | clerk of court | | |

historic courthouse renovations



C civil court

F family court

P probate court

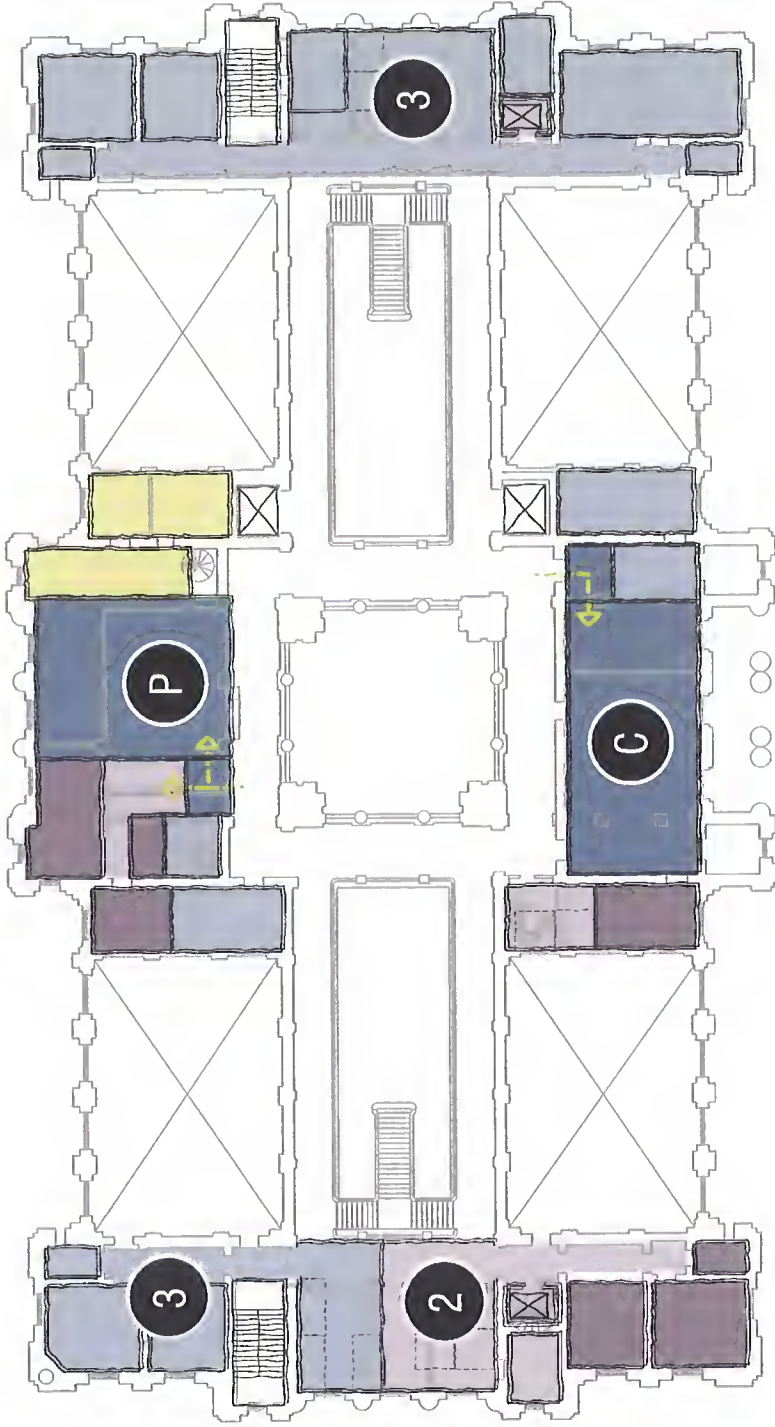
1 clerk of court

2 collegial chambers

3 court administration

4 jury assembly

historic courthouse renovations



- C civil court
- F family court
- P probate court
- 1 clerk of court
- 2 collegial chambers
- 3 court administration
- 4 jury assembly

phasing + cost

Nathan - David

Feed back re Wellmark
 new type courtroom use
 Issues - phasing - construction details, price

PROJECT PHASING AND COST SUMMARY		PHASE ONE	PHASE TWO	PHASE THREE	PHASE FOUR
	Project Cost	\$2,250,000 2013	\$20,900,000 2014 2015	\$29,386,072 2016 2017	\$29,600,000 2018 2019 2020 2021
Polk County Justice Center Annex (Former JC Penney/ Wellmark Building)					
Building Acquisition	\$500,000	★ May			
Polk County Attorney's Office - F3	\$1,750,000				
Clerk of Courts Record Storage - FB	\$200,000				
Historic Courthouse (Priority Renovations)					
Exterior Restoration	\$2,500,000				
Secure Circulation + Relocate Main Entry	\$1,500,000				
Polk County Justice Center Annex (Floors B1/1/2 and Exterior Renovations)	\$16,700,000		1 year escalation added		
Criminal Court Annex (Old Main Jail Renovation)	\$29,386,072			2 years escalation added	
Historic Courthouse (Civil Court Renovations)	\$29,600,000				5 years escalation added
TOTAL	\$82,136,072		TOTAL PHASE 2/3/4		\$79,886,072